

BEARINGS BASED ON THE C OF STATE ROUTE 38  
(N 4°23'E) AS DESCRIBED IN D.B. 297 PG. 619.

ARTHUR & MARJORIE G.  
LOSCHKY  
D.B. 278 PG. 549  
48 AC.

WILLIAM E. HEADINGS  
D.B. 212 PG. 502  
50 AC.  
THIS DEED CALLS FOR  
EAST BANK OF CREEK

MAE ETTA THIERGARTNER  
D.B. 296 PG. 68  
120 AC.  
THIS DEED CALLS FOR  
EAST BANK OF CREEK

CLIFFORD L. ETAL  
STOLTZFUS  
D.B. 296 PG. 403  
30 AC.  
THIS DEED CALLS FOR  
CENTER OF CREEK

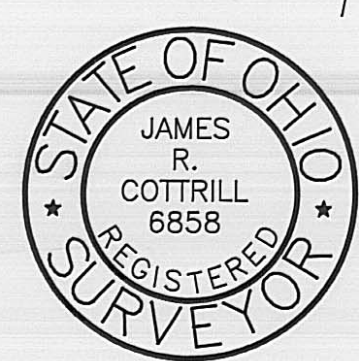
CLIFFORD L. ETAL  
STOLTZFUS  
D.B. 296 PG. 403  
1.33 AC.

JEAN W. OVERTURF (TRUST)  
D.B. 298 PG. 197

### LEGEND

- PK NAIL SET OVER IRON PIN FOUND
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858

DATE: 6-8-94

## JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

5.001 & 99.531 ACRES VMS 4938,  
7465, 12131/12132/12133,  
PIKE TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO.

DATE DRAWN:  
6-8-94  
JOB #S94062  
F. B. # 8

SCALE: 1" = 200'  
200' 100' 0 200'

65-94



Situated in the State of Ohio, Madison County, Pike Township, V.M.S. 4938, 7465, 12131, 12132, and 12133, being part of a 105.18 acre tract conveyed to Edna Elvesta Troyer by Deed Book 297 page 618 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of State Route 38 said PK nail being the Southwest corner of said 105.18 acre tract and the Northwest corner of 1.33 acre tract conveyed to Clifford L. Stoltzfus Etal. by Deed Book 296 page 403;

Thence, with the centerline of State Route 38 North 4 deg. 23 min. 00 sec. East a distance of 869.43 feet to a PK nail set in said centerline;

Thence, across said 105.18 acre tract the following three courses:

1) South 84 deg. 40 min. 24 sec. East, passing an iron pin and cap set at 32.00 feet, a total distance of 810.60 feet to an iron pin and cap set

2) North 5 deg. 19 min. 36 sec. East a distance of 270.00 feet to an iron pin and cap set

3) North 84 deg. 40 min. 24 sec. West, passing an iron pin and cap set at 750.36 feet, a total distance of 782.36 feet to a PK nail set in the centerline of State Route 38;

Thence, with said centerline North 22 deg. 57 min. 42 sec. East a distance of 406.77 feet to a Pk nail set in said centerline said Pk nail being at the Southwest corner of a 48 acre tract conveyed to Arthur and Marjorie G. Loschky by Deed Book 278 Page 549;

Thence, with the South line of said 48 acre tract South 85 deg. 14 min. 52 sec. East, passing an iron pin and cap at 32.00 feet, and also at 2403.06 feet, a total distance of 2809.00 feet to a point in the centerline of Little Darby Creek;

Thence, with the centerline of Little Darby Creek, the following four courses:

1) South 41 deg. 55 min. 11 sec. West a distance of 278.67 feet

2) South 8 deg. 28 min. 32 sec. a distance of 300.10 feet

3) South 17 deg. 32 min. 10 sec. West a distance of 592.03 feet

4) South 10 deg. 46 min. 20 sec. West a distance of 763.00 feet to a point in said centerline at the Northeast corner of said Stoltzfus 1.33 acre tract

Thence, with the North line of said 1.33 acre tract North 77 deg. 51 min. 44 sec. West, passing an iron pin and cap set at 115.00 feet, and at 2552.04 feet, a total distance of 2584.04 feet to the point of beginning containing 99.531 acres of which 87.679 acres in V.M.S. 4938, and 8.352 acres is in V.M.S. 7465, and 3.500 acres is in V.M.S. 12131, 12132, 12133.

Bearings are based on the centerline of State Route 38 (North 4 deg. 23 min. East) as described in Deed Book 297 Page 619.

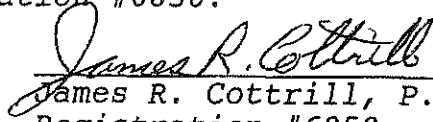
Subject to a 20 foot drainage easement as shown on plat accompanying this description.

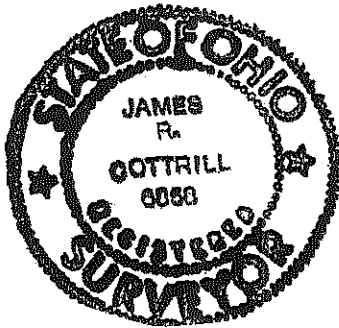
All as shown on the plat attached and made a part hereof.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed June 8, 1994 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858



Situated in the State of Ohio, Madison County, Pike Township, V.M.S. 7465 and 4938 and being part of a 105.18 acre tract conveyed to Edna Elvesta Troyer by Deed Book 297, Page 618, and being more particularly described as follows:

Beginning at a PK nail set over an iron pin found at an angle point in the centerline of State Route 38 (60 foot right of way) said iron pin bears North 4° 23' 00" East a distance of 1041.69 feet from a PK nail set at the Southwest corner of said 105.18 acre tract;

thence with the centerline of State Route 38 South 4° 23' 00" West a distance of 172.26 feet to a PK nail set;

thence across said 105.18 acre tract the following three courses:

1) South 84° 40' 24" East, passing an iron pin and cap set at 32.00 feet, a total distance of 810.60 feet to an iron pin and cap set;

2) North 5° 19' 36" East a distance of 270.00 feet to an iron pin and cap set;

3) North 84° 40' 24" West, passing an iron pin and cap set at 750.36 feet, a total distance of 782.36 feet to a PK nail set in the centerline of State Route 38;

thence with the centerline of State Route 38 South 22° 57' 42" West a distance of 102.58 feet to the point of beginning.

Containing 5.001 acres, more or less.

Bearings are based on the centerline of State Route 38 (North 4° 23' East) as described in Deed Book 297, Page 619.

ALSO CONVEYED HEREIN, the following described 20 foot drainage easement:

Said drainage easement is tangent to an 10 feet on both sides of the following described centerline:

Beginning at a point in the South line of the hereinabove described 5.001 acre tract, said point bears South 84° 40' 24" East a distance of 180.60 feet from the Southwest corner of said 5.001 acre tract;

thence across said 105.18 acre tract the following two courses:

1) South 5° 19' 36" West a distance of 46.39 feet;

2) South 84° 27' 41" East, passing the East end of a 6 inch diameter pipe at 2,253.06 feet, a total distance of 2,520.00 feet to a point on the West bank of the little Darby Creek, said point also the eastern terminus of the hereinabove described 20 foot drainage easement.

All as shown on the plat filed in the Madison County Engineer's Office.

Whenever Grantees or their assigns make use of this Easement, they shall fully restore Grantor's property.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed June 8, 1994 by James R. Cottrill, Registration #6858.